155.0	0004	0005.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	775,400 / 775,400
					USE VALUE:	775,400 / 775,400
					ASSESSED:	775,400 / 775,400

PROPERTY LOCATION

No	Alt No	Direction/Street/City
229		WAVERLY ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	DAVID ALLEN N-CATHERINE D
Owner 2:	
Owner 3:	
Street 1:	229 WAVERLEY ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 6,000 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1931, having primarily Vinyl Exterior and 1880 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6000.000	355,400		420,000	775,400
Total Card	0.138	355,400		420,000	775,400
Total Parcel	0.138	355,400		420,000	775,400

Source: Market Adj Cost | Total Value per SQ unit /Card: 412.45 | /Parcel: 412.4

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	103239
GIS Ref	
GIS Ref	
Insp Date	06/30/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 155.0-0004-0005.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	355,400	0	6,000.	420,000	775,400	775,400	Year End Roll	12/18/2019
2019	101	FV	268,900	0	6,000.	420,000	688,900	688,900	Year End Roll	1/3/2019
2018	101	FV	268,400	0	6,000.	354,000	622,400	622,400	Year End Roll	12/20/2017
2017	101	FV	268,400	0	6,000.	324,000	592,400	592,400	Year End Roll	1/3/2017
2016	101	FV	268,400	0	6,000.	276,000	544,400	544,400	Year End	1/4/2016
2015	101	FV	253,300	0	6,000.	240,000	493,300	493,300	Year End Roll	12/11/2014
2014	101	FV	253,300	0	6,000.	222,000	475,300	475,300	Year End Roll	12/16/2013
2013	101	FV	253,300	0	6,000.	211,200	464,500	464,500		12/13/2012

!12164!

PRINT

Date	Time
12/11/20	02:16:27

LAST REV

Date	Time
08/07/18	13:34:39
apro	
12164	

USER DEFINED

Prior Id # 1:	103239
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	13970-51		5/1/1980		80,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
6/20/2016	842	New Wind	12,985					replace back door+
3/19/2013	392	Re-Roof	14,450	C				
10/25/2010	2183	Redo Kit	14,500					

ACTIVITY INFORMATION

Date	Result	By	Name
6/30/2018	MEAS&NOTICE	HS	Hanne S
5/23/2013	Info Fm Prmt	EMK	Ellen K
10/28/2008	Meas/Inspect	163	PATRIOT
1/4/2000	Inspected	264	PATRIOT
11/30/1999	Mailer Sent		
11/23/1999	Measured	270	PATRIOT
1/1/1982		CM	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6000		Sq. Ft.	Site		0	70.	1.00	7									420,000						420,000	

Total AC/HA: 0.13774 | Total SF/SM: 6000 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 420,000 | Spl Credit | Total: 420,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GRAY		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1931	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G12	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:	1	Rating:	Average

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.20851064
Const Adj.:	0.98990101
Adj $ / SQ:	155.520
Other Features:	84660
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	436647
Depreciation:	81216
Depreciated Total:	355431

COMMENTS

OF=SINK IN BMT.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	7	BRs:	3	Baths:	1	HB	1				

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

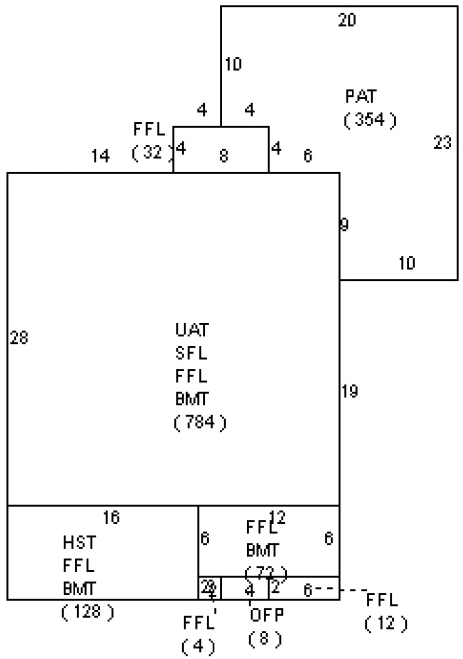
No Unit	RMS	BRS	FL
1	7	3	
Totals			
1	7	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	155.52
Special Features:	0	Val/Su Net:	103.86
Final Total:	355400	Val/Su SzAd	189.04

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,032	155.520	160,496
BMT	Basement	984	46.660	45,909
SFL	Second Floor	784	155.520	121,928
PAT	Patio	354	3.280	1,160
UAT	Upper Attic	196	62.210	12,193
HST	Half Story	64	155.520	9,953
OFP	Open Porch	8	43.560	348
	Net Sketched Area:	3,422	Total:	351,987
Size Ad	1880	Gross Are	4074	FinArea 1880

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

155.0-0004-0005.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	